

Chapter 4: Urban Standards & Guidelines

The character of Beauregard will be principally established by the size of the blocks, quality of the buildings on private lots and their meaningful relationship to the surrounding public spaces and streets. Urban Standards and Guidelines regulate the private land by establishing the physical and functional relationships between buildings. They prescribe the rules related to block size, building placement and massing (including setbacks, height, and frontages), and other Standards and Guidelines essential to creating a pedestrian-friendly, high-quality urban environment.

a) Blocks

One of the measures to ensure that Beauregard will develop as an urban, pedestrian-oriented series of neighborhoods is to require urban human-scaled block sizes for each of the neighborhoods.



i. Standards

- (1) Block sizes shall have a maximum perimeter of 1,600 feet. Block perimeter shall be measured as the right-of-way perimeter adjacent to public streets (dedicated or public access easements). Block size is further illustrated in Chapter 10 - Definitions.
- (2) Where mid-block pedestrian connections are required, (see illustrative definitions in Chapter 10) the block perimeter shall be measured from public right-of-ways (dedicated or public access easements) to the mid-block pedestrian connections. Under this provision, the mid-block pedestrian connections shall be continually open to the public and connect two public streets.
- (3) Major mid-block pedestrian connections shall be required as depicted in Diagram 3.h and shall generally be 30 to 60 feet wide.

ii. Guidelines

- (1) Where possible, cross-block pedestrian passages should be provided to ensure permeability of blocks.



b) Building Character & Massing

Buildings that line the street should generally be in scale with the width of that street. The mass of a building also contributes to the air and light quality of a street. The size of a building is independent of its scale as articulating the massing can modify its scale. A building's massing can be articulated horizontally in plan (in and out), vertically in elevation (up and down), or both. Building character and massing are important features of neighborhood design as they contribute to the beauty and walkability of a community.

i. Standards

- (1) Large-scale buildings shall be architecturally differentiated through the use of color and materials within each block.
- (2) Buildings shall incorporate a variety of materials, fenestration, patterns and colors to ensure the articulation of the street wall.
- (3) Buildings shall provide architectural scaling and material elements to reduce the appearance of the height and length of building facades through the use of changes in wall plane, height, and materials.
- (4) Sides and rears of townhouse that are visible from an adjoining street and/or open space shall be designed in a compatible manner utilizing a similar architectural treatment as the primary facade.
- (5) The location and screening of rooftop mechanical equipment shall be integrated into the building design and concealed from view from a street or public open space.
- (6) The articulation of multi-family building courtyards shall maintain a minimum width: height ratio of 1:3 in at least one dimension, in order to avoid light well conditions.
- (7) HVAC and mechanical equipment shall be integrated into the overall building design and not be visible from adjoining streets and or open spaces. Through-wall units or vents shall be prohibited along street frontages and open spaces, unless recessed within a balcony.

ii. Guidelines

- (1) Within the primary residential neighborhoods a variety of building types and heights are encouraged, with the exception of Seminary Overlook.
- (2) Buildings where appropriate should allow for live-work and comparable ground floor uses to occur.
- (3) Uninterrupted facades should be discouraged. Long buildings (over 250 feet long), should be broken down to a scale comparable to that of the buildings on the rest of the block face. This can be accomplished by articulating the building in plan or elevation.
- (4) Architectural features, such as towers, cupolas and lanterns should be used to used to address highly visible corners or terminated vistas.
- (5) The design and façade treatment of mixed-use buildings should differentiate commercial from residential uses with distinguishing expression lines (such as cornices, projections, banding, etc.), changes in fenestration, façade articulation and/or material changes.



- (6) Mixed-use buildings should be articulated with architectural projections, such as terraces, awnings, canopies and bay windows in order to provide variation to the building massing.
- (7) Balconies may be indented (as loggias) or cantilevered. Where appropriate, cantilevered balconies shall be integrated within and add to the overall architectural design and aesthetic appearance of the building utilizing complementary materials and scale.

c) Building Frontages and Setbacks - Building Streetwall

Maintaining a consistent streetwall is a fundamental component for a vibrant and interesting pedestrian life and a coordinated public realm. Buildings should respond to their context and character of each neighborhood. For example, in the Town Center, buildings may have zero or shallow setbacks and be at the back of the sidewalk and should be encouraged. Buildings closely aligned to the street edge, with consistent setbacks, provide a clear sense of enclosure to streets, enabling them to function as human-scaled, outdoor rooms while other neighborhoods may have deeper setbacks for front yard or courtyards. The placement of the building and design of the facade along the street edge should be given particular attention, as it is that portion of a building that is the primary contributor to pedestrian activity. Building setbacks and frontages terms are illustrated in Chapter 10- definitions. In the neighborhood edge deeper setbacks for front yards and courtyards are more appropriate.



i. Standards

- (1) Building with retail frontages shall provide a minimum of 85% of the building streetwall along the property line. Exceptions shall include:
 - (a) Along N. Beauregard Street where additional setbacks are required as shown in street sections in Chapter 7.
 - (b) Storefronts that provide seating areas and may be permitted as part of the DSUP process.
- (2) Office and hotel buildings shall provide a minimum of 80% of the building streetwall at front setback lines.
- (3) Multifamily buildings shall provide an average setback of 10 feet for a minimum of 30% of the total frontage of each building. See streetwall definition and illustration in Chapter 10 - Definitions.
- (4) Townhouses and stacked townhouses shall provide the following minimum frontage setbacks:
 - (a) Townhouses with frontages along major mid-block passages and/or public open spaces may provide a zero foot setback.
 - (b) All other townhouses and stacked townhouses shall provide a minimum 5 foot setback.
- (5) Frontage setbacks along building fronts with required and optional (where provided) retail frontages shall provide a sidewalk 16 feet minimum. The frontage setback shall be paved and landscaped to match the sidewalk in the public right-of-way.
- (6) Townhouses and stacked townhouses shall extend the full width of their lot at the front façade. Exceptions shall include corner units, which may provide for side yards and gardens.
- (7) Corner townhouses and stacked townhouses shall provide a continuous street wall along side streets. Garden walls connecting the principal building to the garage shall maintain the streetwall.

- (8) Townhouse and stacked townhouses garage doors shall be setback a minimum of 15 feet from the alley centerline.
- (9) With the exception of utility rooms, building mechanical equipment, utilities boxes and meters and trash storage shall be located on building roofs, below grade, or in alleys where possible. Where otherwise provided, they shall be adequately screened. Bathroom and dryer vents shall be permitted to vent through walls.



ii. Guidelines

- (1) Eroded building corners are generally discouraged.
- (2) Multi-family buildings should provide building breaks in the form of courtyards and front yards as landscape amenities.
- (3) Frontage setback requirements should be modified, if necessary, to accommodate topographic constraints (such as slopes greater than 10 percent) or site conditions as part of the development review process.

d) Building Height and Height Transitions

Maximum building heights are intended to ensure buildings of complementary size and massing face each other. Height transitions ensure appropriate massing and scale next to existing neighborhoods. Alternatively, height transitions along frontages allow buildings to minimize their impact on the public realm and insure a smoother transition of scale to neighboring communities to maintain the urban design intent of the BSAP. See illustrated definitions in Chapter 10 - Definitions

i. Standards

- (1) Building heights and height transitions shall be required at locations shown on neighborhood specific standards and guidelines (Chapter 9).
- (2) Buildings adjacent to the required building transition areas (as shown in Chapter 9) shall utilize approaches such as building stepbacks, building shoulders, landscape buffers and/or courtyards, but not limited to those defined and illustrated in Chapter 10 - Definitions. Transitions may be required at other locations if deemed necessary as part of the development review process.
- (3) The height of units on mid-block connections shall be limited to a height of 45 to 55 feet. Building heights outside that range may be allowed for a maximum of 15% of the total units, adjacent to the mid-block pedestrian connection.

ii. Guidelines

- (1) Building setbacks may include landscaping shoulders, decks, and landscaping.
- (2) A variety of building types and heights is encouraged.



Courtesy of Shindoverse

e) Building Orientation and Entries

Building orientation and entries are an important component of a building's design and contribute heavily to the public realm and distinctive character of a building. Well-designed and detailed entries provide visual cues to pedestrians and motorists.

i. Standards

- (1) Building orientation shall provide a complementary façade to the building it faces across a street, open space or cross-block pedestrian connection, such that the front of a building face the front or side of buildings, except in instances when it faces existing buildings.
- (2) Building entries shall have a change in material, color or wall plane to enhance the building façade and to clearly indicate entry locations.
- (3) Buildings shall have their principal pedestrian entrance along a street, open space or mid-block passage with the exceptions of visible entrances off a courtyard.
- (4) Building entries shall be given prominence on the street frontage and sized appropriately for the scale of the building.
- (5) Building entries for mixed-use buildings shall distinguish entrances for residential and commercial uses.
- (6) Multifamily, office and hotels shall provide prominent entries through canopies, change-in-color materials or wall plane.
- (7) Entries shall provide protection from the elements with canopies, marquees, recesses or roof overhangs.

ii. Guidelines

- (1) Building entries to retail and residential mixed-uses should be provided on interval of 80 feet on average, with the exception of large-scale retail buildings, hotels or site constraints.
- (2) Townhouse entries should include special details, such as changes in plane, color, materials or front stoops and railings, to enhance the distinction of each unit.
- (3) Pedestrian entrances for underground parking structures should not be from an alley, where possible.
- (4) Building entries where adjacent to off-street multi-use paths should be set back to minimize pedestrian and bicyclist conflicts.



f) Residential Uses at Grade

It is important to provide sufficient privacy for ground-floor residents and to achieve an appropriate, yet harmonious interface between residential buildings and the adjacent sidewalks.

i. Standards

- (1) Ground floor residential uses along a street shall have a range finished floor of minimum of 18-48 inches above the average adjoining sidewalk elevation. Exceptions for ADA/FHA compliance shall be allowed. [See illustrated definitions in Chapter 10 - Definitions.](#)
- (2) Residential buildings with ground-floor units shall provide landscaping, walls, fences, stoops or similar elements to provide an attractive and private frontage to the building.

ii. Guidelines

- (1) A mix of heights along a block should be encouraged
- (2) Stoops, porches and direct individual entries should be encouraged for ground-floor residential units.



g) Garden Walls, Retaining Walls and Fences

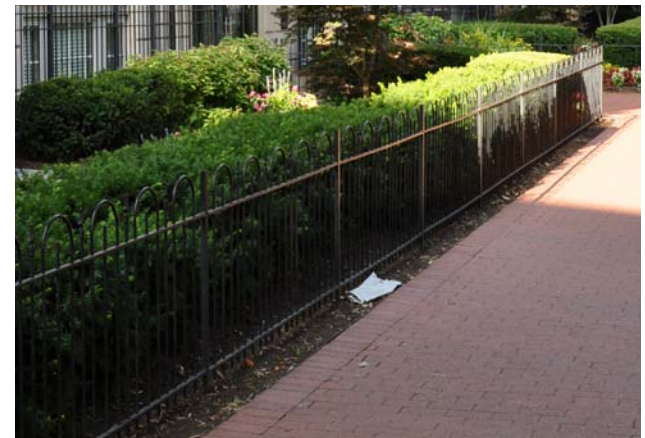
Garden walls and fences provide transitions between the private and public realm and contribute to the spatial enclosure of streets and privacy of front yards.

i. Standards

- (1) Garden walls and fences shall be built to a minimum height of two feet and a maximum height of three and a half feet along street frontages. Rear walls and fences shall be built to a maximum height of six feet. The Director of Planning and Zoning may grant exceptions based on design intent and architectural merit as part of the development review process.
- (2) Garden walls and fences shall minimize visual monotony through changes in plane, height, texture and material.
- (3) Garden walls and fences shall provide complete enclosure by connecting with other walls, fences, hedges or buildings.
- (4) Garden walls and fences materials:
 - (a) Materials for walls shall be brick, stucco, metal and/or stone.
 - (b) Gates in garden walls, if any, shall be painted wood or metal.
 - (c) Garden walls at frontages shall match the principal building, and shall be capped.
 - (d) Where fencing is provided within the front or side yards, decorative metal fencing shall be used. Fences in rear yards shall be wood or metal..
 - (e) Gates in fences, if any, shall be built of the fence material.

ii. Guidelines

- (1) Garden walls and fences should be articulated to match, or be complementary to, the building's architectural style and materials.
- (2) Variations in garden wall and fence designs should be strongly encouraged between adjacent properties.
- (3) Where retaining walls are needed, the height, length and visual impacts of the walls should have pedestrian scale elements.
- (4) Retaining walls where visible from an adjoining street should include a brick or stone veneer, and should include pattern changes or similar design measures to relieve visual monotony of long runs.
- (5) Vegetated walls should be used for wall sections above 6' in height.
- (6) Masonry walls should have a cap or similar top-line reveal.



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Chapter 5: Architectural Standards and Guidelines

The following standards apply to building and site components that are visible from streets, open space or public spaces. The intent is to create distinctive and elegant architecture within a high-quality public realm. New buildings are encouraged to reflect a high quality, contemporary and vernacular design vocabulary.

a) Retail Uses & Storefronts

Storefronts line streets and sidewalks, typically containing the greatest pedestrian activity within the neighborhood. As such, a higher level of design scrutiny shall be given to these building components to ensure pedestrian comfort, an exciting streetscape and a high level of transparency between the sidewalk and building. Storefronts provide significant visual interest and should have the opportunity to express their individual identity with varying storefront treatments, colors and patterns.

The City's successful retail streets and storefronts reflect a fine-grained pattern of multiple shops and businesses. Within a given block the variety of retail offerings, complexity of window displays and multiple entrances provide the pedestrian with a significant level of visual interest. The successful performance of the retail areas will be directly related to the successful design and construction of their retail storefronts. Lighting is required to add to both the character and the safety of public streets, as well as to contribute to the overall success of a neighborhood. It is the intent of the retail storefronts that all retail tenants will have the opportunity to design and install their own storefronts as a way to express their individual identity. Storefronts should be "individual" expressions of a tenant's identity. Tenants and buildings should be required to avoid uniform storefronts. The following storefront standards and guidelines shall apply:



i. Standards

- (1) Ground floor retail uses shall be provided in locations shown as required retail frontages on Diagram 3.d for an average of 45 feet for each block.
- (2) Required retail shall provide a minimum of 18 feet of height from floor to floor.
- (3) Storefront windows shall be used frequently to enliven the sidewalks.
- (4) On designated retail frontages as shown on Diagram 3.d, buildings with ground floor retail uses shall have storefront windows and/or doors covering (solid to void ratio) no less than 40%/60% of the wall area of the retail use. Large format retail buildings (defined as buildings exceeding 20,000 square feet) shall be allowed to reduced this transparency requirement to 40%. The remainder of the frontage shall be required to include windows, murals, artwork, or other compatible architectural treatments.
- (5) Opaque, smoked, and reflective glass on storefront windows shall be prohibited unless used as accent materials.
- (6) Special consideration shall be given to the scale and configuration of large format retail buildings to ensure they are in keeping with the massing and urban character of buildings.

- (7) Retail frontages shall be architecturally articulated through the varied use of materials, colors, display windows, entrances, awnings and signage. The storefront design shall be appropriate to the scale and style of the building and present their individuality.
- (8) Corner retail storefronts shall extend at least 45 feet on average in depth along the side street and/or open space, and shall also be expressed in the architecture. Depth shall be measured from the primary entrance for corner retail entrances.
- (9) Window groupings, material changes, or columns on the principal facade to accentuate individual storefronts and denote a smaller increment of building bays shall utilize pedestrian-scaled design on the ground floor of larger buildings.
- (10) High-quality, durable materials are especially critical at street level within reach of pedestrians. The materials for the retail storefronts shall consist of stone, brick, concrete, metal, glass, and wood. Construction detail and finish shall adhere to craftsman standards.
- (11) Various door and storefront configurations shall be permitted, including, but not limited to: protruding, inverted and flush entry ways.
- (12) Storefront awnings shall be appropriate to the style of the building and storefront. Other standards include:
 - (a) Awnings and canopies shall be durable and resistant to fade.
 - (b) Backlit awnings shall be prohibited.
 - (c) Awnings and canopies shall have a minimum depth of three feet and provide at least eight feet of clearance above the sidewalk.
 - (d) Awnings and canopies may occur forward of the frontage line and may encroach into the public right-of-way as per the City Code but shall not extend closer than 2 feet from the curb line.
- (13) The design of the retail storefronts shall be administratively approved by the Director of Planning and Zoning and subject to the standards herein.



ii. Guidelines

- (1) The retail frontages should be designed to create a comfortable, yet highly animated pedestrian environment.
- (2) Street-level retail and restaurant use as are encouraged to use operable windows and doors which can allow them to open onto sidewalk areas. Outdoor patios should be encouraged to activate street frontages. Operable walls are encouraged where feasible and appropriate.
- (3) Storefronts should be predominantly glass to provide views into the store.
- (4) Storefront windows should be designed for energy conservation. Reflective glazing should be minimized.
- (5) Storefront colors should reflect a store's unique identity and be complementary to the entire building colors.
- (6) Recessed storefront doors should be encouraged as they provide shelter and do not impede pedestrian movement.

(7) Awnings and canopies:

- (a) Storefronts longer than 20 feet should provide awnings, canopies and/or other architectural embellishments.
- (b) Storefront awnings may be retractable or fixed.
- (c) Awnings and canopies should be mounted above display window, but below the cornice line or second story window sills.
- (d) Structural supports for awnings should be finished and painted to match or complement the awning fabric.
- (e) Awnings and/or canopies should be placed on buildings near local transitway stops.
- (f) Street Cart Vendors should be permitted within retail areas of the plan, subject to city standards.

b) Retail Signage

Signs are applied architectural elements and can be used to reinforce the architectural style of the building. Good signage design will enliven and enrich the streetscape experience for pedestrians without detracting from the coherence and quality of streets and public spaces. Signage should be distinctive and creative, yet well integrated into the overall streetscape.

i. Standards

- (1) Signage shall be designed to be integral and compatible with the storefront.
- (2) Each retail tenant shall install a minimum of one sign for each retail street frontage. Corner retail tenants shall install a minimum of two signs, one on each side.
- (3) Retail tenants shall be allowed a maximum of 1 square feet per linear foot of tenant storefront or 50 square feet, whichever is greater. The Director of Planning and Zoning may approve signage for retail uses up to 2 square feet per linear foot of frontage for exceptional design.
- (4) Signs shall be in the form of a window sign, a band sign, a blade sign, a nameplate sign, a marquee sign, a painted dimensional sign, flat sign, illuminated sign, fabricated dimension sign or awnings.
- (5) Signage shall be located to not obscure architectural design elements such as projections, cornices, or change of building material or pattern.
- (6) Retail tenants may incorporate window graphics; however, the window graphics shall not exceed 20% of the window.
- (7) Illuminated retail and residential signs shall be limited to a maximum height of 35 feet above the grade of the adjoining sidewalk. Illuminated office and hotel signs shall be permitted a maximum of 50 feet above the grade of the adjoining sidewalk and illuminated office and hotel signs shall be permitted above 35 feet subject to the criteria listed below:
 - (a) Illuminated signage shall be appropriate in scale, design, color and compatible with the building;
 - (b) Illuminated signage may not be internally illuminated with neon gas; and
 - (c) Illuminated signage may not be illuminated between 10:30 pm and 6:30 am.
- (8) Sign illumination by bare floodlight, blinking or flashing bulbs shall be prohibited.



- (9) Blade signs shall be attached perpendicular to the building façade and may extend from the frontage line as long as it does not interfere with pedestrian flow.
- (10) Signs shall not extend beyond the curb line.
- (11) Freestanding signs other than traffic/directional and wayfinding signs shall be prohibited with the exception of sandwich boards, which are permitted on the sidewalk, but shall be removed by the end of business each day.
- (12) Materials shall be durable natural materials such as cast, polished or painted metal; glazed and ceramic tile; etched, cut or stained glass; cast stone and carved natural stone. Fixed lightweight metal and glass structures are acceptable.
- (13) Awning or canopy material shall be a woven fabric or other material that conveys the aesthetic of the natural material of canvas, metal, glass etc.
- (14) Projecting signs are required for each retail tenant, proportional to the retail storefront.
- (15) Box signs, signs employing flickering rotating or moving lights and/or signs painted directly on the storefront other than window graphics, freestanding signs, vinyl plastic awnings shall be prohibited.
- (16) High-pressure sodium vapor (yellow orange) lighting shall be prohibited for exterior use including buildings, parking facilities, service areas, signage, etc. Such lighting shall be prohibited inside parking garages or building entries where it would be visible from the outside.



ii. Guidelines

- (1) For any building or project, exterior light fixtures- their design, size, finish, location, etc. -should be compatible with, and appropriate for, the building architecture, materials and colors.
- (2) Signage illumination should be designed and located to control light trespass such that it accommodates public safety without creating glare. Other Guidelines include:
 - (a) Illuminated signage should be externally illuminated, except signage within storefront glazing. However, back-lit, halo-lit and reverse channel letters should be permitted.
 - (b) Decorative bracketed lighting complementary to the storefront is encouraged for blade signs.
 - (c) Neon signs may be considered based on creativity and the overall compatibility and character of the tenant storefront design.
 - (d) Blade signs externally illuminated with decorative bracketed lighting complementary to the storefront should be permitted.

c) Other Signage

i. Standards for banners

- (1) Banners for specific community-oriented events such as festivals or holidays may be approved for a defined period of time at the discretion of the Director of Planning and Zoning and Transportation and Environmental Services. Banners for seasonal or recurring events may be installed on a regular basis if so approved.
- (2) The banners shall be maintained in good condition. Maintenance of the banners shall be the sole responsibility of the retail tenants and property owners.

ii. Standards for Wayfinding

- (1) A Comprehensive wayfinding system shall be provided within the BSAP. It shall be consistent with the City's wayfinding program and requirements.

d) Building Fenestration

Building fenestration is used to articulate the building facades, contribute to the architectural character and use of a building and to provide points of visual interest for pedestrians. The size, frequency, and location of windows will be one of the primary visual characteristics of each building. Building fenestration should be appropriately proportioned for the building's scale and function.

i. Standards

- (1) Window and door placement shall provide a high degree of transparency at the lower levels of the building, maximize visibility of pedestrian active uses, provide a human-scaled architectural pattern along the street and establish a pattern of individual windows and exterior openings within building facades that provides a greater variety of scale through material variation, detail and surface relief.
- (2) Residential buildings shall provide a minimum solid to void ratio of 70%/30%.
- (3) Office and retail buildings shall provide a minimum solid to void ratio of 60%/40%.
- (4) Mirrored, reflective or darkly-tinted glass is prohibited. Frosted and/or etched glass shall be permitted as accent glazing.
- (5) Entries shall provide protection from the elements with canopies, marquees, recesses or roof overhangs.
- (6) Doors shall be vertical in proportion (taller than they are wide).
- (7) Doors shall be constructed of wood or metal, and may be entirely glazed in glass.
- (8) Permitted window finish materials include wood, pvc wood-board, aluminum, copper, steel or vinyl.
- (9) The above standards shall exclude garage doors, or doors not visible from a street or public space.
- (10) Within a building, window types shall be complementary and minimize the use of different window styles.
- (11) Mullions visible from public streets or open spaces shall be exterior on the window. Exclusions are



permitted for windows on interior courtyards and facades not visible from the adjoining street or open space.

- (12) Permitted dormer types include gable, hipped, shed, and eyebrow. When composed of a single window, dormers shall not be wider than the width of the opening plus the width of the two corresponding walls on each side.
- (13) When used, shutters shall be appropriately sized to cover the window opening.
- (14) In masonry construction, a header and sill is required for windows not located in a storefront.
- (15) Bay windows shall not exceed a depth of three feet (measured perpendicular to the wall face) and a minimum underside clearance of nine feet.



ii. Guidelines

- (1) Window glazing and patterning should be consistent or complementary throughout the building.
- (2) Buildings should provide a general vertical fenestration pattern, except where horizontal expressions are used as an accent or to emphasize a curvilinear facade.
- (3) Multiple rhythm of window openings should be encouraged.
- (4) Windows should be grouped to establish rhythms and hierarchies at important places on the facade.
- (5) Transparent glass should contain a minimum 60% light transmittance factor.
- (6) Front entry doors should be distinctive in order to enhance a building façade.
- (7) Permitted configurations for doors should be casement and french. Sliding doors should only be permitted in rear yards.
- (8) Windows openings should reveal their thickness within the building wall, when appropriate to the building material used.
- (9) Where stylistically appropriate, windows should include mullions or muntins to create shadow lines.
- (10) Residential units should maximize operable windows.
- (11) Windows should reflect a rhythm, scale and proportion compatible with the overall building design.
- (12) Simulated or true-divided lights are encouraged on the ground floor.
- (13) Bay windows may encroach into the right-of-way as permitted by the zoning ordinance, unless approved as an encroachment.
- (14) Bay windows should be visually supported, either by brackets or corbelling.
- (15) Headers should span openings in masonry construction and appear to visually carry the wall load above. They should be slightly wider than the opening they span.
- (16) Window openings in masonry construction should have a sill that is rectangular in form that gently slopes slightly away from the opening to shed water.
- (17) Sills should be slightly wider than the window opening.

e) Building Materials - Design

Standards for building materials are provided to ensure durable materials are utilized to create permanent buildings, and to create visual harmony along neighborhood streetscapes.

i. Standards

- (1) Building materials shall be used to express their specific purpose and express the tectonic nature of the materials (i.e.: heavier materials should support lighter materials).
- (2) Building materials for each facade shall consist of the following: brick, stucco, wood, metal, stone, cementitious siding or cementitious panels or architectural precast concrete. Trim materials shall consist of stone, cast stone, metal, wood, or similar durable materials. Other innovative and new materials not listed here and not prohibited shall be considered.
- (3) Masonry walls, whether load-bearing or veneer, shall be of brick, natural stone, or cast stone.
- (4) Vinyl and aluminum siding is prohibited. Decorative and/or split-face CMU or synthetic stucco (EIFS) shall only be permitted as accent material.
- (5) EIFS shall only be permitted as accent material above the first floor.
- (6) The base of the building (generally the first two stories) has the greatest effect on pedestrian activity and therefore shall be constructed of materials of the highest quality and durability.
- (7) Permitted roofing materials shall include metal standing seam, wood shingle, slate, synthetic slate, low profile metal tile, architectural asphalt shingles for townhouses and stacked townhouses and/or flat roof membranes. Recycled materials are highly encouraged.
- (8) Railings shall be constructed of wood, metal, iron, stone or glass.
- (9) Gutters shall be copper, steel, or aluminum and shall be painted or galvanized (except for copper). Downspouts shall match gutters in material and finish.

ii. Guidelines

- (1) Where multiple exterior materials are used in a single building, they should be combined on each facade horizontally or on a different plane, with heavier (physically or aesthetically) materials below the lighter. The change in material shall occur at the floor or sill level.
- (2) Masonry
 - (a) Headers and sills should meet the following guidelines:
 - (i) Headers and sills should be comprised of a variety of materials including brick, stone, cast stone, terra-cotta and metal.
 - (ii) Headers should include ornate moldings and pediments.



(3) Siding

- (a) Siding types should include: horizontal lap, of wood or composition board (such as Hardiplank); vertical board and batten of wood or composition board (such as Hardiplank); wood shingles.
 - (b) Siding types should incorporate vertical corner boards at least 3" in width on outside building corners, if appropriate to the architectural style of the building.
 - (c) Surfaces finished in stucco should be smooth or hand trowelled in texture, and painted.
- (4) Chimneys should be constructed of masonry.
- (5) Railings should be factory finished or painted (except in the case of stone) to match other trim elements.

f) Building Roofs and Tops

Standards for building roofs and tops are necessary to ensure a consistent and appropriate urban character. Their design should be aesthetically pleasing, integrated into the overall building design and function to conceal rooftop equipment from view of pedestrians from the adjoining streets and open spaces.

Buildings are encouraged to have green rooftop (gardens, etc.) that may be utilized as high quality outdoor open spaces and as an extension of the buildings common area. Rooftop open space may be used for the private open space percentage. The following shall apply:

i. Standards

- (1) New buildings taller than 100 feet in height shall articulate their top in a manner that provides visual interest and recognize their visibility from outside the project area.
- (2) Permitted roof types shall include gable, hip, mansard, and flat. Applied mansard roofs shall not be permitted where deemed necessary by the development review process.
- (3) Rooftop equipment shall be concealed by a parapet and/or screened architecturally, employing building materials and design treatment consistent with the exterior facades of the building. The Where not visible from an adjoining street and/or open space, the screening requirements may be waived. Where screening is provided, it shall be integral to the building and designed to minimize its overall impact.
- (4) Rooftop penetrations such as vents and flues shall be placed to limit their visibility from the street and designed in material and color to match the roof, when possible.
- (5) Flat roofs shall be enclosed by parapets.
- (6) The architectural design of parapets shall be consistent to the rest of the building to minimize negative aesthetics impact upon the view from adjacent buildings and from street level.
- (7) Roof top projections (clock towers, towers, lanterns, etc.) shall be permitted to exceed the height limits by 18'.



ii. Guidelines

- (1) Pitched Roofs should be sloped no less than 5:12, with the exception of shed roofs or minor roofs on porches and stoops which may have a pitch of no less than 2:12.
- (2) Pitched roofs should be symmetrically sloped.
- (3) Parapets on flat roofs should be a minimum of two feet in height above the roof, or as needed to conceal mechanical equipment (whichever is taller).
- (4) Cornices should extend a minimum of 6 inches from the building wall.
- (5) Sculptural roof forms should be encouraged for taller buildings.
- (6) The design of rooftop gardens should be integrated with the architecture and serve as an extension of each building's common area.

g) Building Elements

To create a pedestrian-friendly environment, building elements are encouraged to break down the massing of large buildings, add visual interest, ensure authenticity of detailing and provide shelter from the elements.

i. Standards

- (1) Building projections shall meet the following requirements:
 - (a) Second floor balconies shall have a minimum depth of 3 feet and a minimum underside clearance of 9 feet. Exceptions shall include Juliette balconies.
- (2) If Chimneys are provided they shall be built as part of the side exterior building walls and be flush with the wall and shall be brick.
- (3) Porches, where provided, shall have a minimum depth of six feet.

ii. Guidelines

- (1) Building projections should meet the following requirements:
 - (a) Porches
 - (i) Front and side porches may be screened; however, if screened, architectural expression (columns, railings, etc.) should occur on the outside of the screen.
 - (b) Stoops:
 - (i) Stoops should match the architectural language of the primary building and use similar materials and details.
 - (ii) Stoops should have a minimum depth of four feet and a minimum finished stoop height of 18 inches above the sidewalk.
 - (iii) Stoop stairs should run to the front or to the side.



(c) Columns:

- (i) Columns should be arranged such that they appear to support the weight of the building above.
- (ii) Columns should use spans of a width that is appropriate for the material used.
- (d) Marquees should have a minimum depth of 5 feet (measured perpendicular to the wall face) and a minimum underside clearance of 9 feet.
- (2) Architectural accents such as railings, molding and trim should match the architectural character and detailing of the primary structure.
- (3) A cornice or other horizontal banding elements are encouraged to highlight the separation of uses in mixed-use buildings.
- (4) Caps should protect the top of masonry structures exposed to the weather including: garden walls, stair treads, parapets and freestanding piers.



Chapter 6: Parking Standards

The following parking requirements seek to balance the needs of pedestrians, bicyclists, and transit users with necessary car storage. Parking design should accommodate the minimum number of spaces necessary to support commercial and residential uses, in order to support the creation of active, walkable, transit-oriented development in the BSAP. Standards and guidelines for parking configuration and access are intended to ensure necessary vehicular and bicycle storage does not degrade the quality of the pedestrian environment, or overwhelm adjacent neighborhoods.

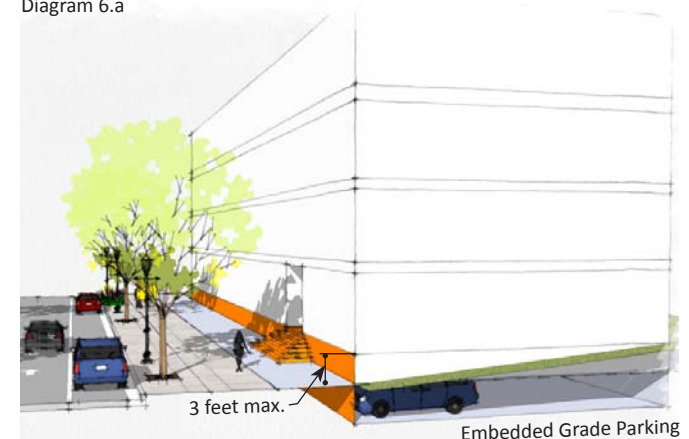
a) Vehicular Structured Parking Configuration

i. Standards:

- (1) Parking garage entrances shall be minimized and comply with the street hierarchy requirements.
- (2) At least one level of the below grade parking shall be provided below the above grade parking structure.
- (3) Above-grade parking structures shall comply with the following requirements:
 - (a) Frontages along “A” Streets: Active uses shall be required to screen above-grade parking structures for a minimum depth of 30 feet, for an average of 45 feet for retail.
 - (b) Frontages along “B” Streets: Parking structures entirely surrounded by “A” and “B” streets (i.e.: do not have alley or “C” street frontages) shall be screened as follows: up to two “B” street frontages within a neighborhood may be screened with architectural treatment compatible to the building so long as the ground floor is screened with an active use.
 - (c) Frontages along “C” Streets and alleys: Active uses shall not be required, but parking structures shall be architecturally treated along these frontages.
- (4) The requirements regarding above-grade structured parking herein shall not apply within the Adams neighborhood, due to the potential reconfiguration, relocation of the streets, open space and/or buildings referenced within the applicable CDD conditions. The screening of any above-grade structured parking within the Adams neighborhood shall be evaluated based on the location, configuration of streets, open spaces and buildings as part of the first development special use permit within the Adams neighborhood. The type, design, amount and location of the screening for the neighborhood shall be determined as part of the first development special use permit within the Adams neighborhood.
- (5) Above grade structured parking is permitted within the Southern Towers and Seminary Overlook neighborhoods to replace existing parking for the existing high-rise buildings that are to remain within the CDD conditions and that are impacted by development in accordance with the CDD. Such replacement parking shall be subject to the use of architectural treatment and materials comparable in quality and detailing to the adjacent buildings. No architectural treatment is required for facades of parking structures facing I-395.



Diagram 6.a



- (6) Parking for multi-family buildings may be provided half a story below the average street grade and shall be counted as one level below-grade parking, if embedded into the topography for more than half its height and if it does not extend above grade for more than three feet. That portion above grade shall be architecturally treated. See Diagram 6.a
- (7) Internal elements such as pipes, fans, lights shall be concealed from public view. Where possible, ramping should be internalized.

ii. Guidelines:

- (1) No more than 20% of any street frontage should be curb cuts or driveway entrances.

b) Access to Off-Street Parking

i. Standards:

- (1) Parking shall be implemented so as to provide a safe and convenient access to and from public frontage.
- (2) Parking for townhouses and stacked townhouses (urban loft) shall be accessed from an alley, shall be provided on their lot and may be located within detached or attached garages.

ii. Guidelines:

- (1) Where rear alley access is unavailable, parking may be accessed by driveways directly from the street. Generally, parking entrances should not face public open spaces.
- (2) Vehicular entrances to parking lots, parking structures and loading areas directly facing the street frontages should be no wider than 26 feet of pavement.

c) Surface Parking Lot Configuration

i. Standards:

- (1) Surface parking lots are permitted for existing uses to remain, for the Community Facilities and for interim parking needs during construction phasing.

ii. Guidelines:

- (1) Lining interim surface parking lots with a minimum 10 foot landscape buffer along the street frontage is strongly encouraged.



d) Vehicular On-street Parking Configuration

i. Standards:

- (1) On-street parking shall be required along at least one side of all new or improved public street frontages, unless spatially limited by topography, BRT lanes, indicated in Chapter 7- Street Standards and Guidelines, Chapter 9 in Neighborhood Specific Standards or other existing conditions.

e) Bicycle Parking

i. Standards

- (1) Bicycle racks to be provided from the City of Alexandria's pre-approved types.
- (2) Bicycle parking should be provided in a safe, accessible and convenient location, within 100 feet of a building's entrance. Refer to Chapter 8 for more detail on the location/design of bicycle parking in the public realm.
- (3) Short and long term bicycle facilities shall be placed throughout the plan. Locations to be determined during the DSUP approval process



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